

DDA 76-6411

DD/A Registry

File Bldg & Gr 3

9 DEC 1976

STATINTL

MEMORANDUM FOR: Director of Logistics

FROM: [REDACTED]
Chief, Real Estate and Construction Division, OL

SUBJECT: Status of Remaining Agency Funded Projects -
Community Headquarters Building

REFERENCES: (a) Memo for Comptroller fm D/L dtd 20 Aug 76,
subj: Funding for the CHB Deobligation of
FY 1976 Funds and Request for Changes in
TQ and FY 1977 Funding (OL 6 4260)

(b) Memo for D/L fm C/RECD/OL dtd 23 Nov 76,
subj: GSA Prospectus for CHB and Strategy
for Remaining CHB Project Implementation
(OL 6 5806)

1. As work progresses on the major construction contract for Community Headquarters Building (CHB), it would appear most beneficial at this time to review the present status and anticipated mode of implementing and funding those portions of the CHB project previously eliminated from the construction contract. The following paper discusses these various aspects of funding and remaining project implementation.

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2. Reference (a) advanced procurements previously planned for FY 1977 to the TQ and reprogrammed [REDACTED] of OL/LSD FY 1977 funds for delayed CHB projects listed in its Attachment A.

3. Reference (b) Attachment B lists and identifies in narrative those future GSA proposed upgrading projects as contained in a prospectus for CHB. Reference (b) Attachment C lists those delayed Agency desired projects for CHB which are funded by OL/LSD in FY 1977 and contains a narrative which describes how and through whom each of the projects are intended to be accomplished. Reference (b) Attachment D requests GSA to incorporate an additional [REDACTED] of delayed Agency desired security improvements from this list in the prospectus.

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OL 6 6051

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SUBJECT: Status of Remaining Agency Funded Projects - Community
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5. It is understood that ICS now has a separate budget and that funds from other Agency component budgets are not available for use on ICS related projects. Accordingly, it appears that the [REDACTED] in the FY 1977 OL/LSD budget originally intended for the above delayed Agency desired projects is now not available for these purposes.

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6. The [REDACTED] for the installation of carpeting through Agency procurement is required immediately in order to allow for contractual negotiations. ICS cannot move into the building until the carpeting is installed.

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7. The [REDACTED] required for projects to be accomplished by the Buildings Manager must be made available very soon in order to allow installation of basic and somewhat critical items listed above before occupancy of the building.

8. The [REDACTED] worth of projects to be implemented by contract through GSA Region 3 offices must be made available in consonance with the timing of the approval of the proposed prospectus or upon the timing of a potential decision by OGC that CHB is exempt from the prospectus requirement.

9. Guidance is requested regarding the source and official use of funding to accomplish the delayed projects listed in the above three categories of projects to be accomplished by or through each action agency.

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Attachment:
References

Distribution:

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Orig & 1 - Addressee, w/att
1 - OL/RECD Official, w/att
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OL/RECD [REDACTED] 8111 (9 Dec 76)

12/9

20 AUG 1976

ATTACH

Form 163a
8-66

MEMORANDUM FOR: Comptroller

STATINTL

ATTENTION :

FROM : James H. McDonald
Director of Logistics

VIA : Deputy Director for Administration

SUBJECT : Funding for the Community Headquarters Building -
Deobligation of FY 1976 Funds and Request
for Changes in TQ and FY 1977 Funding

REFERENCE : Memo dtd 29 June 1976 to DD/A from Compt.,
Subject: Financial Guidance for the
Transition Quarter

STATINTL

1. The purpose of this memorandum is to advise you of our intention to deobligate [REDACTED] of FY 1976 funds for the Community Headquarters Building. The deobligation of funds is due to change in scope of planned renovations and modifications.

2. As a result of the change in scope, certain items necessary for the Community Headquarters Building must now be funded in either TQ or FY 1977. Attachment A provides details on this requirement.

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3. Your approval is requested for the funding of TQ requirements related to Community Headquarters Building activities with the [REDACTED] made available from the FY 1976 deobligation. This request is in consonance with the financial guidance provided in reference. Funding is proposed as follows:

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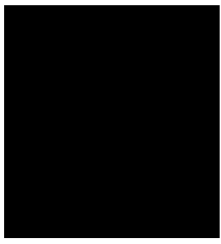
- a. Items listed on Attachment A as TQ
Items for funding from FY 1976
- b. Surge funding for procurement of executive
furniture against FY 1977 requirements.

Final

CL 6 4250

SUBJECT: Funding for the Community Headquarters Building -
Reobligation of FY 1976 Funds and Request for
Changes in TQ and FY 1977 Funding

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- c. Surge funding of GSA Work Orders
Account, Fan 1102, against FY 1977
requirements (See Attachment A)
 - d. Surge funding for replacement
vehicles against FY 1977 requirements
- 

4. For your information, we have attached a schedule of planned
operational costs for the Community Headquarters Building for FY 1977
and FY 1978 (see Tab B).

/S/

James H. McDonald

Atts

cc: DD/A, w/atts

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Retyped: OL/LSD/dm/7808 (25 August 1976)

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ATTACHMENT

B

Form 163a
8-66

MEMORANDUM FOR: Director of Logistics

FROM : [REDACTED]
Chief, Real Estate and Construction Division, OL

SUBJECT : GSA Prospectus for CHB and Strategy for Remaining
CHB Project Implementation

1. As you are aware, GSA has independently prepared a draft prospectus, Attachment A, which identifies various maintenance and repair improvements to be accomplished in the Community Headquarters Building (CHB) within the next 5 years. A copy of this draft prospectus has been received from GSA and jointly reviewed with GSA liaison officers relative to inclusion of specific Agency requirements and improvements in the prospectus language and a clarification of GSA proposed improvements contained therein.

2. The above coordination has resulted in a mutual understanding and determination of pending Agency building project requirements which are included in the present prospectus language. This prospectus was written in a very general way by GSA to permit wide latitude in the selection of projects that could be accomplished under this authority. Attachment B presents a listing of line items contained in the current GSA draft prospectus and an accompanying narrative describing each item of work in more detail. Attachment C presents a listing of line items previously deleted from the original FY 1976 Community Headquarters Building construction contract. These items are planned to be funded in FY 1977. The accompanying narrative describes in detail how each item is intended to be accomplished either through direct Agency implementation or through GSA within the current language of the prospectus or through additional revised language to the prospectus.

STATINTL 3. It has been agreed with GSA that the language of the current draft prospectus does not include the necessary physical security treatments required by the Agency. GSA has advised that a formal memorandum requesting the inclusion of such security requirements in the prospectus be submitted. Accordingly, a memorandum, Attachment D, requesting GSA to include Security Improvements in the amount of [REDACTED] in the prospectus has been transmitted. GSA will incorporate these Security Improvements into the prospectus upon receipt of the above memorandum.

OL 6 5806

SUBJECT: GSA Prospectus for CIB and Strategy for Remaining Budget
Implementation

4. It should be noted that a prospectus, once approved, authorizes spending for specified improvements, but is not an appropriation of funds. Before any monies can be spent, both the prospectus and the appropriation must be approved. Since Agency funding in the amount shown in Attachment C is available in FY 1977 for these specific items, they or portions thereof can be obligated by the Agency to GSA during FY 1977 for the above purposes. However, these funds cannot be officially obligated, nor any work be accomplished, by GSA until the referent prospectus is approved. GSA also advised that despite the time schedule which appears in the proposed prospectus indicating maintenance and repair project implementation between FY 1978 and FY 1983, Agency desired work which is funded in FY 1977 can be started in FY 1977 if the prospectus is approved in FY 1977.

5. Therefore, our efforts will be directed to requesting GSA to perform all the design, planning, and coordination relative to the pending Agency projects listed in Attachment C within the legal constraints in which they must operate until prospectus approval is received and official project implementation can be started. Transmittal of Agency funds can be accomplished during FY 1977 to suit Agency strategies or to suit GSA timing needs for partial or total funding of interim support services or final project implementation. Our intent is to immediately accomplish everything possible within legal constraints in order to be prepared for immediate implementation when prospectus approval is received.

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Atts

Distribution:

- Orig - Addressee, w/atts
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OL/RECD/ [REDACTED] (23 Nov 76)

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o/c

20 DEC 1976

MEMORANDUM FOR THE RECORD

SUBJECT: Construction Progress on the Community Headquarters Building

1. On 21 December 1976, the following GSA and Agency representatives met to discuss construction progress and change order problems on the Community Headquarters Building:

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Jim Stewart, Acting Director, Construction Management
Division, GSA

Walt Huber, Chief, Operations Branch, GSA

Walt Pfeiffer, District Manager III

Bill Ruth, Project Engineer, GSA

Joe Redmon, Project Inspector, GSA

[REDACTED] Deputy Chief, RECD/OL

[REDACTED] Staff Architect, RECD/OL

[REDACTED] Project Architect, RECD/OL

2. Regarding construction progress, it was agreed that the construction contractor is approximately 10 percent behind schedule, although the contractor admits to a figure somewhat less than this amount. I asked Mr. Stewart whether or not he believed that the contractor could still meet the February 15, 1977, completion date. Mr. Stewart indicated that both he and the contractors felt that the date could be met. However, Mr. Huber indicated that he personally felt that the probability of meeting the completion date was about 70 percent. Both Messrs. Stewart and Huber emphasized that, although all change orders to date had been negotiated without any extension in contract time, there are still change orders to be negotiated which could require an extension. They did not believe that such an extension would be insisted upon by the contractor until and if GSA forces the contractor to work overtime to maintain schedule. I also asked Mr. Stewart that, if we found, several weeks from today, progress had not improved, what other actions could he take to ensure that the 15 February date was met. Realistically, he felt that there were no actions that he could take other than keeping the pressure on the contractor to meet the completion date and hope that the contractor would not insist on a contract extension for the unfinalized change orders. In order to keep maximum pressure on the contractor it was agreed that:

a. Mr. Ruth would meet with the contractor in the next few days in an effort to increase the number of personnel on the site.

OL 5 5260

Subject: Construction Progress on the Community Headquarters Building

b. On the first Wednesday in January, Messrs. Stewart and Huber would meet to assess the contractor's performance during the Christmas period and determine exactly what additional corrective actions could be taken to increase materiel and personnel onsite during early January.

c. On 15 January, Messrs. Stewart and Huber would meet with Agency representatives to assess whether or not the scheduled completion date would be met.

It was the consensus of those present that because of predictable absenteeism during Christmas, it would be fortunate to maintain the current construction delay during the Christmas period. However, during the first two weeks of January, GSA would make a maximum effort to bring the project back on schedule. All agreed that if the job is not back on schedule by 15 January, it is unlikely that the 15 February completion date will be met. Hence, 15 January is a "make or break" point with respect to determining final completion date. Both Messrs. Stewart and Huber fully realize that a failure to meet the 15 February date will cause major scheduling problems for this Agency in terms of other work currently planned for the Headquarters building.

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3. Regarding change orders, Mr. Ruth advised that all [REDACTED] of the contingency money has been committed and, in fact, he has exceeded it by approximately [REDACTED] which he must negotiate out of the change orders. A number of other probable change orders have been identified including such things as fire-proofing under the computer floors, expanded metal on certain vault floors and ceilings, additional conduit for secure voice, and certain window repairs. Undoubtedly there will be a need for other changes of this type prior to construction completion. I discussed with those present how we might get additional money for change orders into the contract. Messrs. Stewart and Huber took the position that the Agency has only one way to accomplish such work and that is to reduce the scope of work, i.e., eliminate the partitions for one floor of the building or some other similar action. Hence, we are in a position of either taking drastic scope-reduction or simply not doing work such as that mentioned. I indicated that we would discuss their position on change orders with Agency management during the next several days and then give GSA guidance as to whether to perform the change orders and reduce the scope of work or simply not perform the change orders.

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/s/ [REDACTED]

Deputy Chief
Real Estate and Construction Division, OL

Subject: Construction Progress on the Community Headquarters Building

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Distribution:

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1 - OL Reader

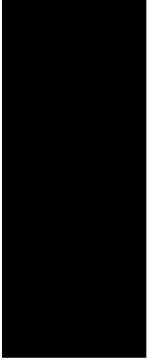
OL/RECD/ [REDACTED] :mjm/8111 (22 Dec 76)

CRITICAL DATES

- 22 Dec Bill Ruth, GSA Project Officer, to urge the contractor to increase work force immediately.
- 5 Jan GSA to evaluate and advise Agency of progress percent status
- 15 Jan Make or break determination of contract completion date.

CHANGE ORDER PRIORITIES

STATINTL

1. Exp. Metal for Vault
 2. Fireproofing Under Raised Floor
 3. Repair Rotted Floors
 4. Repair Windows
 5. Commo Requirements
- 

ALTERNATIVES

1. Do Nothing
2. Do Not Finish One Floor
3. Inject Money Into Job
 - A. Concurrent With Contract
 - B. After Present Contractor Is Out
4. Exemption From Prospectus

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PROJECT CONSTRUCTION BREAKDOWN



Contract

Painting

GSA Fee

Contingency

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